



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660067576 Parcel ID 000000-00-0-00316-006-0008 Cadastral ID 03-21-14-03240 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 284681 LANGFORD, DAVID L & GERTRUDE M TRUSTEES 15473 E 120TH ST N COLLINSVILLE OK 74021-0000 Parcel Location Situs 15473 E 120TH ST N Subdivision FALCON RIDGE Lot/Block 0008 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32896256 -95.80106626																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0284	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	44,799.00 x 1.82 = 81,653	
Factor Value		
Adjustments	1.0000	
Lot Value	81,653	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	2,281 / 2,281
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,281
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1999 / 15



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-20\IMG_001' 6/20/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	281,065	123.22	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	339,920 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	241,218		
Lot Value	81,653		
Indicated Value	322,871	141.55	Per SqFt
Agland Value			
Site Improvements	45,181		
Total Value	368,052	161.36	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.89	Total Misc Impr	+	16,579			
Roofing Adj	+ 4.15	Garage Cost	+	14,704			
Subfloor Adj	+ -1.09	Total RCN	=	294,168			
Heat/Cool Adj	+ 11.47	Depreciation (18%)	-	52,950			
Plumbing Adj	+ 8.83	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	241,218			
Adj Base Cost	= 115.25	Lot Value	+	81,653			
Total Area	x 2,281	Indicated Value	=	322,871			
Adjusted Cost	= 262,885	Value Per SqFt		141.55			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	82306	29x6		174	23.66		4,117
PRCH	SLAB PORCH - COVERED	82307	285		285	23.30		6,641
PRCH	SLAB PORCH - COVERED	118783	6x5		30	24.17		725



Rogers

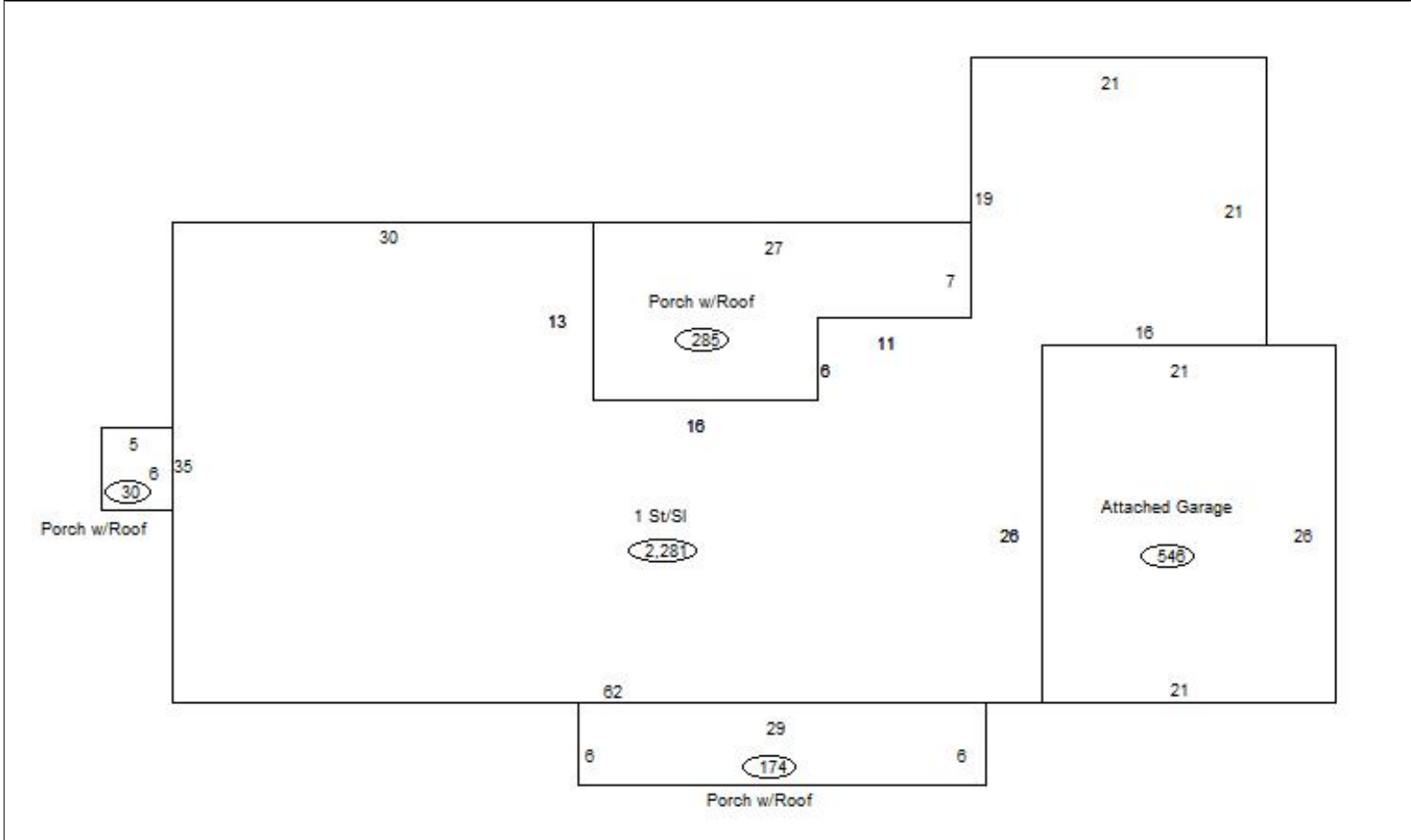
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,281	1.000	2,281
2	G	1		13	Attached Garage	546	1.000	546
3	M	PRCH		13	SLBC	174	1.000	174
4	M	PRCH		13	SLBC	285	1.000	285
5	M	PRCH		13	SLBC	30	1.000	30
Total Building Area						2,281		2,281



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (28.71 x 1,500) 43,065		Modifier Total	RCN 43,065	Depr (15% Phys/ % Func) 6,460	RCNLD 36,605
	BARN	BARN	0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.21 x 1,200) 12,252		Modifier Total	RCN 12,252	Depr (30% Phys/ % Func) 3,676	RCNLD 8,576